

Town of Easton Historic District Commission

14 South Harrison Street Easton, Maryland 21601 410-822-1943

MEETING MINUTES

MONDAY November 13th, 2018

Members Present: Kurt Herrmann – Chairman, Kelly Pezor - Vice Chairman, Kevin Gibson

Kevin Bateman and Grant Mayhew

Town Staff Present: Sierra Crist - Current Planner / GIS Analyst

Members Absent: Robert Arnouts and Bill Wieland

Mr. Herrmann called the meeting to order at 6:01 p.m.

Opening statement given by the Chairman.

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval. General Order of the hearing of Applications

Introduction of the application by the presiding officer

- Presentation by the applicant or his agent
- Questions by members of the Commission
- Public comment
- Petitioner rebuttal
- Discussion and consideration by the Commission
- Decision motion and statement of Basis for Decision

The applicant may withdraw the application at any time up to when the vote is taken. A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.

I will now entertain a motion to accept the agenda for this evening.

Upon motion of Mr. Gibson and seconded by Mrs. Pezor, the Commission voted 4-0 to approve the agenda for the 2018-11-13 meeting. The Commission proceeded with the agenda item for old business.

OLD BUSINESS:

6:03 p.m.

114-2018 415 South Street

Sarah Springer

The applicant was not present on behalf of the application.

The applicant had attended at the previous meeting to explain the request.

Upon motion of Mr. Gibson seconded by Mr. Pezor the Commission voted 4-0 to approve the request.

24-2018 25 S. Hanson Street Braden Tuttle

Mr. Braden Tuttle was present on behalf of the request 6:03

Mr. Braden Tuttle explained the request regarding an amendment for railings. The previously approved request did not include handrails on the front steps. Mr. Tuttle was present today to request approval of handrails for the house. Mr. Tuttle was proposing metal pipe railing if need be for the front.

Mr. Herrmann recommended retaining the historic look of the house which had no handrails, but if the building codes do require the handrails, he recommends metal pipe hand rails. Approving the rear rail as submitted.

Upon motion of Mr. Gibson seconded by Mrs. Pezor the Commission voted 5-0 to approve the request as submitted for no rail on the front and metal rail on the rear.

NEW BUSINESS:

104-2018 309 Hanson Street

Scott Cronshaw

6:12 p.m.

Scott Cronshaw was present on behalf of the request.

Mr. Cronshaw described the request for decking material. Mr. Cronshaw discussed the exiting material does not appear original and is not in ideal condition. Mr. Cronshaw is proposing to pull wood decking and replace with the composite material provided. The existing decking band will remain.

Mr. Herrmann stated the Commission has not allowed a composite decking material on a front porch before. Mr. Herrmann said that the applicant could choose a similar material or wood and would not have to return for review.

Upon motion of Mrs. Pezor seconded by Mr. Gibson the commission voted 5-0 to approve the request with an amendment to allow the deck with a wood material.

100-2018 100 East Dover Peter Dietz

7:13 p.m.

The applicant was not present on behalf of the application.

The scope of the project is for a walkway to go from slate to brick.

Upon motion of Mrs. Pezor and seconded by Mr. Gibson the Commission voted 5-0 to approve the request.

108-2018 11 South Aurora Street Christian Chute

6:20 p.m.

Thomas Batchelor was present on behalf of the request.

Mr. Batchelor explained the request to return the property back to a residence from the existing office. The applicant is requesting a fence along south aurora and the alley. Mr. Batchelor provided images for the request. The proposed fence will be made out of cedar. The posts will be 6' at the gated entry and intermediate will be 5'. The gate will be an additional fence panel that opens.

Mr. Herrmann informed the applicant that the Commission requires material examples for the other proposed modifications to the property. Mrs. Pezor added that the 2016 approval for the pergola has expired.

Upon motion of Mr. Gibson seconded by Mr. Bateman, the Commission voted 5-0 to approve the request for only the proposed fence with the condition that the applicant return to the Commission with additional materials for the exterior door, the pavers and the pergola.

111-2018 123 N. Washington Street-Suite 105 Jennifer Brittingham 6:38 p.m.

Pamela Jenkins was present on behalf of the application for a wall sign application.

Upon motion of Mr. Gibson seconded by Mrs. Pezor the Commission voted 5-0 to approve the request as submitted for the proposed wall signage.

112-2018 31 S. Locust Street Trevor Newcomb

6:40 p.m.

Mr. Trevor Newcomb was present on behalf of the application.

Mr. Newcomb explained the nature of the request to lift the house for reconstruction and rehabilitation of the foundation as well as a foundation for a proposed addition. Mr. Newcomb stated the proposal has been reviewed and approved by the Maryland Historic Trust. The proposed siding is intended to match the existing and the addition will match the existing including reveal. Details for wooden windows and doors were provided in the application.

The existing roof is asphalt with cedar and the replacement and addition will be cedar. Mr. Herrmann asked the applicant to return with additional roofing information regarding the standing seam.

Mr. Herrmann asked the applicant about the porch which is mentioned in the application but not explained. Mr. Newcomb explained he is unsure if a porch ever existed but that at the time, he is requesting approval for the demolition and lifting of the house and will return with additional information regarding the porch.

Mrs. Pezor stated that the Sanborne maps do not appear to show any existing porch.

Upon motion of Mr. Bateman seconded by Mrs. Pezor, the Commission voted 5-0 to approve the request as submitted with the exception that the applicant will return with additional information regarding front porch and metal roofing details.

113-2018 20 S. Harrison Street Charles Goebel

6:51 p.m.

Mr. Charles Goebel, Tony Kern and Chuck Unger were present on behalf of the application.

Mr. Goebel described the request to rehabilitated the neglected building including removing the external sewer pipes, wires, rot iron posts to wood, siding replacement, repairing and replacing the windows and new roofing. There are two buildings on the property which both will be updated. The exiting concrete block building will be covered with board and batten siding. It appears the block building may have been a barn at one time.

Mr. Herrmann asked the applicant to address the front features. Mr. Goebel stated that they are proposing to remove the planter and replace the siding on the front. The second floor front porch will remain for diversity in the streetscape.

The original siding underneath is not salvageable and the proposed siding will be fiber cement. Mr. Herrmann stated he would prefer a wood siding on the front façade and the north side up to the vertical board. Mr. Goebel added that the porch decking will be conventional wood tongue and groove, wood railing as illustrated and have boxed wood columns. The entry door and windows will be reconditioned and will be replaced as needed. More detail for the windows will be required.

Upon motion of Mr. Gibson seconded by Mr. Bateman, the Commission voted 5-0 to conceptually approve the overall project design with the condition the applicant return with specifics for the windows, doors, shutters, roofing in not in kinds, railings, etc.

MINUTES AND ADJORNMENT

7:15 p.m.

Upon motion of Mrs. Pezor seconded by Mr. Gibson, the Commission voted 5-0 to approve the minutes from the 2018-10-22 meeting with one amendment.

DISCUSSION

The Commission then entertained a brief discussion about proposed amendments to the Historic Guidelines regarding freestanding signs and window materials.

Upon motion of Mr. Gibson seconded by Mrs. Pezor, the Commission voted 5-0 to adjourn the meeting at 7:20 p.m.

The Commission will return at their next regularly scheduled meeting on Monday, November 26th, 2018 at 6p.m.